



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

August 29, 2013

REQUEST: Revised Minor Amendment/ Overlook Phase II Homes at Clipper Mill PUD
#121 – 2070 Eric Shaefer Way

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONER: ESW, LLC

OWNER: ESW, LLC, c/o Mr. Stephen Davies

SITE/GENERAL AREA

Site Conditions: The Clipper Mill Planned Unit Development (PUD) site is ±17.4 acres in size and is currently zoned O-R-2. The Clipper Mill PUD is a mixed-use development that includes residential, office, artisan work space, studios, a gallery, and a limited amount of retail space. This PUD includes a series of former industrial buildings known as the Artisan Building, the Assembly Building, the Tractor Building, the Foundry Building, and the Stable Building. This project was designed around the renovation and conversion of historic mill buildings and the construction of single-family housing (townhouses and semi-detached houses).

General Area: This site is located in Northern Baltimore City within the Woodberry Community. Woodberry is a community comprised of a combination of row homes and single-family detached dwellings. Druid Hill Park is located south of this site. East of the site is the Woodberry light rail station, the Jones Fall Stream, and I-83. A small industrial area is located to the west of the site.

HISTORY

- Ordinance #03-589, approved by the Mayor and City Council on July 9, 2003, rezoned the Clipper Mill site from M-2-1 to O-R-2.
- Ordinance #03-590, approved by the Mayor and City Council on July 8, 2003, established the Clipper Mill Planned United Development.
- On May 22, 2003, the Planning Commission gave Final Design Approval to the Foundry Building.

- On June 19, 2003, the Planning Commission approved the Final Subdivision and Development Plan for Phase I of the PUD and Final Design of the Artisan's and Assembly buildings.
- On July 17, 2003, the Planning Commission gave Final Design Approval for the Mill Race Building.
- Ordinance #03-631, approved by the Mayor and City Council on December 2, 2003, established a development district for the Clipper Mill PUD site.
- Ordinance #03-632, approved by the Mayor and City Council on December 2, 2003, established a special taxing district for the Clipper Mill PUD site.
- Ordinance # 03-633, approved by the Mayor and City Council on December 2, 2003, authorized the issuance of special obligation bond for public improvements within the Clipper Mill PUD site. On September 11, 2003, the Planning Commission recommended approval of City Council Bills #03-1188, 03-1189, and 03-1190 to establish a development district, a special taxing district, and to authorize special obligation bonds for public improvements.
- On April 7, 2005, the Planning Commission approved a Minor Amendment to the PUD for the Phase I and II Housing modified plans, approved a Final Design for the Phase I Townhouses, and Amended the Final Subdivision Plan for the Phase II Housing and Tractor Building Site.
- On October 6, 2005, the Planning Commission granted Final Design Approval for a comprehensive signage package for the PUD area.
- On December 7, 2006, the Planning Commission approved a Minor Amendment and Final Design Approval for the Phase II for 38 semi-detached homes.
- On June 26, 2008, the Planning Commission approved a Minor Amendment and Final Design Approval for the Woodberry Kitchen and Tractor Building.
- On June 21, 2011, the Planning Commission approved an amendment to the directional signage package for the PUD area.
- On March 21, 2013, the Planning Commission approved a Minor Amendment and Final Design Approval for Overlook Phase II, the homes on Eric Shaefer Way.

CONFORMITY TO PLANS

This request conforms to Baltimore City's Comprehensive Master Plan, specifically LIVE Goal 1: Build Human and Social Capital by Strengthening Neighborhoods.

ANALYSIS

Minor Amendment: The Phase II Overlook housing portion of the Clipper Mill Planned Unit Development (PUD) was initially approved with a mix of semi-detached and detached homes. In December of 2006, the development plan was amended to allow construction of 38 semi-detached homes, most of which have been built. In this phase, there are two home models, one which has a one-car garage, and another larger home with a two-car garage. The Planning Commission recently approved the remaining eight lots on Eric Shaefer Way for seven homes. Among the lots (#99-#104), six will be developed as semi-detached home with the larger two-car garage model. Lot #97/98 was to be consolidated and developed as a single-family home. It is now proposed to be rotated 90° from the position in-line with the other homes, as last presented to the Planning Commission.

Impact of Change: Staff has reviewed the proposal and finds that the request reorientation of the home is a minor change that will not negatively impact surrounding properties or the development of the Planned Unit Development. In comparing the new footprint with what was previously approved, the proposed orientation keeps the bulk of the home within the footprint and mass of the original semi-detached homes, and occupies substantially the same area and volume as the last approved location as a single-family home. The proposed driveway location is substantially the same as previously approved.

Staff Review: As part of the review of this proposal, staff considered the following:

- **Elevations:** The proposed elevations will be consistent with the previous design approval for this home, and they have not changed. Only the location of the footprint has changed.
- **Site Plan:** Changes to the plan are minimal, and have been approved at the staff level
- **Landscaping:** There will be no changes to the landscaping plan previously approved.

Community Input: The following community organizations have been notified of this action: The Concerned Citizens of Woodberry, the Development Corporation of Northwest Baltimore, the Friends of Druid Hill Park, and the Mill Valley Community Coalition.



Thomas J. Stosur
Director